

DRAFT MINUTES
Regular Meeting
Carson City Open Space Advisory Committee
Monday, February 26, 2018 ● 5:30 PM
Community Center Sierra Room
851 East William Street, Carson City, Nevada

Committee Members

Chair – Bruce Scott	Vice Chair – Alan Welch
Member – Margie Evans	Member – Jeremy Hall
Member – Donna Inversin	Member – Gerald Massad
Member – JoAnne Michael	Ex-Officio Member – Maritza Filson

Staff

Jennifer Budge, Parks and Recreation Department Director
Ann Bollinger, Open Space Administrator
Dan Yu, Deputy District Attorney
Tamar Warren, Deputy Clerk

NOTE: A recording of these proceedings, the board’s agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record. These materials are on file in the Clerk-Recorder’s Office, and are available for review during regular business hours.

An audio recording of this meeting is available on www.CarsonCity.org/minutes.

CALL TO ORDER

(5:31:59) – Chairperson Scott called the meeting to order.

ROLL CALL AND DETERMINATION OF QUORUM

(5:32:18) – Roll was called and a quorum was present.

Attendee Name	Status	Arrived
Bruce Scott	Present	
Alan Welch	Present	
Margie Evans	Present	
Jeremy Hall	Present	
Donna Inversin	Present	
Gerald Massad	Present	
JoAnne Michael	Present	
Maritza Filson (Ex-Officio Student Member)	Absent	

PUBLIC COMMENTS

(5:32:39) – There were no public comments.

1. FOR POSSIBLE ACTION ON APPROVAL OF MINUTES (Open Space Advisory Committee Meeting December, 18, 2017).

(5:34:09) – Chairperson Scott introduced the item and entertained changes or corrections, and when none were forthcoming, a motion.

(5:34:25) – MOTION: I move to approve [the Open Space Advisory Committee meeting minutes] for Monday, December 18, 2017.

RESULT:	APPROVED (7-0-0)
MOVER:	Inversin
SECONDER:	Welch
AYES:	Scott, Welch, Evans, Hall, Inversin, Massad, Michael
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

2. MODIFICATIONS TO THE AGENDA

(5:33:15) – Chairperson Scott noted that item 3G will be addressed immediately after item 3A. There were no other modifications.

3. MEETING ITEMS

A. DISCUSSION ONLY REGARDING MICAH WOODRUFF’S EAGLE SCOUT PROJECT FOR THE PRISON HILL RECREATION AREA.

(5:34:57) – Chairperson Scott introduced the item. Micah Woodruff introduced himself and delivered a PowerPoint presentation, incorporated into the record, regarding his Eagle Scout project, trailhead improvement and trails project in the Prison Hill Recreation Area Fifth Street. Mr. Woodruff also responded to clarifying questions by Committee members. There were no public comments.

B. FOR POSSIBLE ACTION: TO PROVIDE COMMENTS ON THE CONCEPTUAL DESIGN(S) FOR TRAIL AND TRAILHEAD IMPROVEMENTS AT EAST SILVER SADDLE RANCH.

(6:01:38) – Chairperson Scott introduced this item. Ms. Bollinger introduced Grace Larson with Design Workshop, a firm hired to provide conceptual designs for the trail and trailhead improvements at Silver Saddle Ranch and to lead a workshop with nearby residents.

(6:02:28) – Ms. Larson presented the balance of the agenda materials and responded to clarifying questions. Member Inversin was informed that the neighbors were in favor of multiple parking lots and that the restroom would be a portable one at this time. Member Evans reminded the Committee that any work by the Carson River must allow the river “to move as it needs to” and may not be restricted or obstructed. Vice Chair Welch expressed concern over safety at river access points. Chairperson Scott was informed that potential phasing of parking areas, as needed, was being considered. Ms. Bollinger reviewed the trail funding opportunities through the Recreational Trails Program and the Carson Water Subconservancy District for Member Inversin. She also

noted Member Filson was assisting with high school volunteer recruitment. Chairperson Scott entertained public comments, and when none were forthcoming, a motion.

(6:18:05) – MOTION: I move to provide comments on the conceptual designs for trail and trailhead improvements and East Silver Saddle Ranch.

(6:18:19) – Chairperson Scott asked whether the comments should be itemized or discussed, and Member Evans wished “to move this all forward in the motion [as] direction to the design team” as next steps.

RESULT:	APPROVED (7-0-0)
MOVER:	Hall
SECONDER:	Michael
AYES:	Scott, Welch, Evans, Hall, Inversin, Massad, Michael
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

C. FOR POSSIBLE ACTION: TO RECOMMEND TO THE BOARD OF SUPERVISORS REGARDING APPROVAL OF A GRANT APPLICATION TO THE FOREST LEGACY PROGRAM FOR FEE-TITLE ACQUISITION OF APPROXIMATELY 100 ACRES LOCATED IN THE CLEAR CREEK AREA AND ADMINISTERED BY THE NEVADA DIVISION OF STATE LANDS.

(6:19:29) – Chairperson Scott introduced the item. Ms. Bollinger presented the Staff Report which is incorporated into the record and responded to clarifying questions. Member Inversin was informed that according to the Assessor’s records, the value of the property was over \$1,000,000. Chairperson Scott gave background on the property and believed that an appraisal may be required should a grant application be pursued. Ms. Bollinger noted that AB15, passed during the 2015 Nevada legislative session, indicated that the Governor had asked for the property to be sold by the State and the proceeds given to Stewart Indian School. Member Evans agreed that “it is a beautiful piece of property”; however she was concerned about the price and the writing of the grant.

(6:30:17) – Heather Giger, Forest Legacy Program Coordinator for the Nevada Division of Forestry, explained that the Forest Legacy Grant was a 25 percent match to the 75 percent grant. She also noted that the Community Forest Program would require a 50 percent match. Ms. Giger also clarified that the property would be deeded to the City. Discussion ensued regarding the terms of the grant, the operational maintenance costs, and the potential development of the area. Chairperson Scott entertained public comments.

PUBLIC COMMENTS

(6:40:05) – Juan Guzman introduced himself as the President Elect of the Carson Valley Trails Association and a Muscle Powered board member. Mr. Guzman encouraged pursuing the grants to purchase the property, gave background, and stressed the strategic importance of this acquisition as a means to connect Douglas and Carson City Counties. He also distributed literature created by the Carson Valley Trails Association, incorporated into the record, which highlighted the Clear Creek Trail.

(6:47:08) – Jenny Scanland introduced herself as a Muscle Powered board member and noted that she was part of a trail team that would assist Mr. Potter in writing the grant. Ms. Scanland clarified that the Forest Legacy grants

were national; however Land and Water Conservation funds were federal funds distributed statewide. She suggested working with their team to develop a funding strategy, and offered ideas on trail maintenance such as training opportunities for fuels reduction.

(6:50:31) – Frank Forsgren introduced himself as a private citizen and encouraged the Committee to support the purchase as “a perfect place to go on a hot summer day...and one of the few trailheads that provides forest hiking close to the city”.

(6:51:16) – Carlo Luri introduced himself as a member of the Carson Valley Trails Association and a volunteer of the Douglas County Trails Program. Mr. Luri spoke in favor of the trail and noted that it “is the only safe crossing of Highway 50”, calling it a strategic property. He was also concerned that the property may get developed if not protected.

(4:53:03) – Jason Kuchnicki also introduced himself as a private citizen in Carson City and praised the work of Carson Valley Trails Association and Muscle Powered. He also suggested reaching out to “land conservation entities” to take advantage of their expertise in obtaining matching funds. Mr. Kuchnicki highlighted the tourism and economic benefits of the trails, and indicated that Muscle Powered would support the maintenance efforts.

(6:55:59) – Ms. Giger suggested including in the Forest Legacy application that “you are economically enhancing local government, particularly sustaining small business or rural economy”.

(6:56:27) – Johanna Foster introduced herself as a board member of Muscle Powered and suggested coordinating with Carson Valley Trails Association and Eagle Valley Trails Association.

(6:57:28) – Larry Marinel introduced himself as a member of Muscle Powered who helps Mr. Potter with trail maintenance. He believed that the subject property “is currently a bottleneck because of its wonderful connection to all these trails”, and believed that if commercially developed, the ability to connect the trails together would be lost.

(6:58:44) – Craig Olson noted that he was from Washoe County and former Vice President of the Crystal Bay Historical Society; however, he was present to speak in favor of the property. Mr. Olson also gave background on the Incline Trail and stated that he came to Carson City to use the trails, thus supporting the local economy.

(7:03:09) – There were no additional public comments. Chairperson Scott noted that this was the first step in a process to better identify both funding sources and review the total cost. He also noted the “substantial offers of assistance in grant applications” and thanked those who offered their contributions. Vice Chair Welch explained that the recommendation was for the Forest Legacy Program and he suggested modifying the request to include other programs. Member Inversin reminded the Committee that Muscle Powered cleaned up any trailhead and thanked members of the public who were present to support the acquisition. Member Hall inquired about the maintenance costs of the property and suggested having it identified. Ms. Budge believed that the maintenance issues would be better anticipated after the construction of the trailhead. Member Hall suggested comparing costs with a similar and existing property. Ms. Bollinger cited a forest health project on a similar property which had cost \$35,000, \$10,000 of which was matched by the City and the balance was funded through a grant. Member Massad believed the property was an integral part of the overall trail system. Member Inversin highlighted the economic benefits of the trail system and Ms. Budge noted that they would pursue tourism-related grants as well. Chairperson Scott entertained a motion.

(7:11:18) – MOTION: I move to recommend to the Board of Supervisors regarding approval of a grant application to the Forest Legacy Program and any potential funding sources for fee-title acquisition of approximately 100 acres located in the Clear Creek area and administered by the Nevada Division of State Lands.

(7:11:57) – Chairperson Scott inquired about an appraisal and Ms. Bollinger explained that it would not be included in the motion; however, she offered to pursue the best process to determine a value.

RESULT:	APPROVED (7-0-0)
MOVER:	Inversin
SECONDER:	Massad
AYES:	Scott, Welch, Evans, Hall, Inversin, Massad, Michael
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

D. FOR DISCUSSION AND POSSIBLE ACTION: TO RECOMMEND TO THE BOARD OF SUPERVISORS REGARDING APPROVAL OF A GRANT APPLICATION TO THE LAND AND WATER CONSERVATION FUND FOR FEE-TITLE ACQUISITION OF APPROXIMATELY 206 ACRES LOCATED IN THE TIMBERLINE AND VICEE CANYON AREA AND OWNED BY GERALD AND LUANN HAMM.

(7:13:54) – Chairperson Scott introduced the item. Member Hall gave background and reviewed the subject property on a map, incorporated into the record. He also explained the importance of the property and the fact that it had existing and well maintained trails which connected to the trail network already in place. Ms. Bollinger noted that the property was visited only recently due to snow levels and offered to provide additional information to the members. She also noted that the wildlife habitat corridors as a mule deer migration area and the trail characteristics (mature trees, healthy native grasses, and shrubs) provided the property with a high evaluation. She also reviewed the Staff Report which is incorporated into the record, adding that the grant deadline had been extended.

(7:22:52) – Chairperson Scott suggested discussing a tax benefit option to sellers for a partial donation. He also entertained public comments.

PUBLIC COMMENTS

(7:23:38) – Mr. Forsgren believed that this acquisition was an important one as it supported the City’s vision of bringing recreational events to Carson City and to promote economic development.

(7:24:40) – Mark Kimbrough introduced himself and gave a historic perspective of the trails in the area. He believed that this property was a key acquisition as “almost that whole Sierra front is locked in by private land”.

(7:32:06) – Jeff Potter introduced himself as representing both Muscle Powered and Eagle Valley Trails Committee. Mr. Potter stressed the importance of the trails and noted that this property and the one discussed earlier had ranked high on the list during previous public meetings. He also noted that the surrounding

landowners are open to discussion regarding access to trails; therefore it was critical that the Hamm property be open to the public instead of being developed privately.

(7:36:47) – Nathan Harrison introduced himself and noted that both he and his wife were two of the coaches on the Carson High School mountain bike team. He likened the trail access without the Hamm property to losing “the middle part of a highway” and called it an integral part of the outdoor community.

(7:39:10) – Mr. Guzman highlighted the value of the property to the trails system; however, he pointed out that another asset was a creek running through the property, adding that a fuels reduction program had just been completed on the property.

(7:40:08) – Brian McRae introduced himself as a Carson City resident and explained that he had been to many other biking locations; however, most were far from hotels and riders must drive for a while to reach a trailhead, unlike Carson City.

(7:43:12) – Bill Prouse introduced himself as a Timberline resident and called the trails there “an asset to the neighborhood” and was in support of the acquisition.

(7:44:19) – Ms. Bollinger acknowledged the work done by the volunteers and announced that they had recorded 1,805 hours from April until December 2017, at the rate of over \$43,000.

(7:45:28) – Lee Harder introduced himself as a member of Muscle Powered and recommended amending the request to apply to additional appropriate agencies in addition to applying for the Land and Water Conservation Fund grant.

(7:45:53) – Chairperson Scott entertained additional public comments and when none were forthcoming, a motion.

(7:46:17) – MOTION: I move to pursue the approval of the Board of Supervisors to find funding and look into what we can do to acquire this property.

RESULT:	APPROVED (7-0-0)
MOVER:	Evans
SECONDER:	Hall
AYES:	Scott, Welch, Evans, Hall, Inversin, Massad, Michael
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

(7:48:28) – Chairperson Scott recessed the meeting.

(7:54:10) – Chairperson Scott reconvened the meeting. A quorum was still present.

E. FOR POSSIBLE ACTION: TO RECOMMEND TO THE BOARD OF SUPERVISORS AN OFFICIAL PROPERTY NAME FOR AN OPEN SPACE ACQUISITION LOCATED IN THE KINGS CANYON AREA AND PURCHASED FROM MR. W. MICHAEL FAGEN IN 2005.

(7:54:11) – Chairperson Scott introduced the item. Ms. Bollinger presented the Staff Report which highlighted the six name submissions and responded to member questions. She also read a letter by former Open Space Manager Juan Guzman who expressed gratitude but declined the nomination of naming the park in his name. Discussion ensued regarding potential names. Member Inversin preferred Wa She Shu Open Space. Member Evans agreed and also nominated the Historic Lincoln Highway Open Space. Vice Chair Welch was informed that the Washoe Tribe had been informed of the nomination and he suggested receiving their input prior to finalizing the name. Members Hall and Michael also suggested contacting the Tribe, and they were both in favor of the name. Member Massad suggested tabling the vote until receiving confirmation from the Washoe Tribe. Chairperson Scott entertained public comments, and when none were forthcoming, a motion.

(8:04:35) – MOTION: I move to table this [discussion] until further input from the [Washoe] Tribe.

RESULT:	APPROVED (7-0-0)
MOVER:	Massad
SECONDER:	Welch
AYES:	Scott, Welch, Evans, Hall, Inversin, Massad, Michael
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

F. FOR POSSIBLE ACTION: TO RECOMMEND TO THE BOARD OF SUPERVISORS AN OFFICIAL PROPERTY NAME FOR AN OPEN SPACE ACQUISITION LOCATED IN THE KINGS CANYON AREA AND PURCHASED FROM THE HUTCHINSON FAMILY IN 2006.

(8:06:02) – Chairperson Scott introduced the item. Ms. Bollinger presented the Staff Report and noted that she had received a suggestion from a Washoe Tribe representative to consider local Tribal terminology for hawk (Wa Wee) versus the suggested Paiute term. Member Evans suggested Eagle’s Vista Open Space as the property overlooked Eagle Valley. Member Hall was in favor of Vista Grande Open Space or Valley View Open Space; however he also liked Tri Valley Open Space. Chairperson Scott suggested Valley Views Open Space; however Vice Chair Welch believed it may be confusing because Valley View was also a street name in Carson City. Member Inversin cautioned against Valley View or Vista Grande because “every community in this country has one of those names”. She was in favor of Wa Wee or Eagle’s View in Washoe, should the Tribe be in favor of either. Member Hall suggested a name describing “places that provide vantage points” or a name approved by the Washoe Tribe representing Eagles. There were no public comments. Member Evans suggested tabling this item as well.

(8:13:26) – MOTION: I move to table this [discussion] until further input from the [Washoe] Tribe.

RESULT:	APPROVED (7-0-0)
MOVER:	Inversin
SECONDER:	Welch
AYES:	Scott, Welch, Evans, Hall, Inversin, Massad, Michael
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

G. FOR POSSIBLE ACTION: TO RECOMMEND TO THE BOARD OF SUPERVISORS A WORK PROGRAM OUTLINE FOR FISCAL YEAR 2018-2019.

(5:41:43) – Chairperson Scott introduced the item. Ms. Bollinger presented the Staff Report which is incorporated into the record and responded to clarifying questions by the Committee members. Member Massad was informed that most of the items were on last year’s “to do list” as they were long-term projects. Ms. Bollinger offered to add changes to the document to show the progress made year-over-year. Member Inversin suggested looking at “the new Tesla roofs” when replacing the roof at the “Red House” at Silver Saddle Ranch as they look like a regular roof. Member Evans expressed concern over staffing to accomplish all the items on the list. Member Hall inquired about the stewardship program requirements and Ms. Bollinger reviewed some of the State Historic Preservation Office (SHPO) requirements, as they needed to include language pertaining to a non-federal agency. Member Massad suggested having target dates and goals and Ms. Bollinger offered to provide them at the last meeting. Chairperson Scott entertained public comments; however, none were forthcoming. He was also informed that this item was not scheduled to be heard by the Board of Supervisors (BOS). Member Michael suggested identifying who is working on each listed item. Member Massad expressed concern over the Staff’s schedule and Ms. Bollinger thanked Jeff Potter of Muscle Powered for his assistance with acquisitions. Chairperson Scott entertained a motion.

(6:00:37) – MOTION: I move to recommend to the Board of Supervisors a work program outline for fiscal Year 2018-2019.

RESULT:	APPROVED (7-0-0)
MOVER:	Hall
SECONDER:	Massad
AYES:	Scott, Welch, Evans, Hall, Inversin, Massad, Michael
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

H. FOR POSSIBLE ACTION: TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE FISCAL YEAR 2018-2019 BUDGET FOR THE QUALITY OF LIFE – OPEN SPACE ACCOUNT.

(8:13:55) – Chairperson Scott introduced the item. Ms. Bollinger presented the agenda materials and highlighted the year-over-year increases and the additional expenditures such as the need for field vehicles and funds for employee physicals. She also responded to clarifying questions by the members. Chairperson Scott was informed that the current balance line items represented the balance of funds eight months into the current fiscal year. Member Michael expressed concern that salaries and employee increases represented a small amount compared to funds requested for acquisitions. Ms. Budge clarified that the increase in the number of staff members must be approved by the Board of Supervisors. She also noted that the City has access to the inmate labor force. Member Massad was informed that Open Space had received over \$1 million from the Question 18 Quality of Life funds. Discussion ensued regarding pay rates of seasonal employees and the possible hiring of a seasonal park ranger. Member Massad wished to understand how interchangeable the budget could be and Ms. Budge noted that they could work with the Internal Finance Committee “and get things moved around if we need

to do that, as long as it’s not too significant’. There were no public comments. Chairperson Scott entertained a motion.

(8:31:15) – MOTION: I move to recommend to the Board of Supervisors approval of the Fiscal Year 2018-2019 budget for the Quality of Life – Open Space account.

RESULT:	APPROVED (7-0-0)
MOVER:	Evans
SECONDER:	Inversin
AYES:	Scott, Welch, Evans, Hall, Inversin, Massad, Michael
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

I. FOR POSSIBLE ACTION: TO APPROVE THE ANNUAL REPORT FOR CALENDAR YEAR 2017 REGARDING ACTIVITIES OF THE OPEN SPACE ADVISORY COMMITTEE AND SUBMITTAL TO THE BOARD OF SUPERVISORS.

(8:32:12) – Chairperson Scott introduced the item and Ms. Bollinger presented the agenda materials incorporated into the report. She also highlighted the grants received, the acknowledgments, and the volunteer projects. Member Inversin suggested including the Muscle Powered Trash Mob volunteer project. Chairperson Scott noted that the Board of Supervisors has always been receptive to the activities and reports on Open Space. There were no public comments. Chairperson Scott entertained a motion.

(8:34:43) – MOTION: I move to approve the annual report for calendar year 2017 regarding activities of the Open Space Advisory Committee and submittal to the Board of Supervisors with the minor edits noted.

RESULT:	APPROVED (7-0-0)
MOVER:	Michael
SECONDER:	Welch
AYES:	Scott, Welch, Evans, Hall, Inversin, Massad, Michael
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

J. FOR POSSIBLE ACTION: TO APPROVE THE ANNUAL MONITORING REPORT FOR THE HORSE CREEK RANCH CONSERVATION EASEMENT FOR 2017.

(8:35:22) – Chairperson Scott introduced the item. Ms. Bollinger presented the Staff Report which is incorporated into the record and responded to clarifying questions. There were no public comments and Chairperson Scott entertained a motion.

(8:37:15) – MOTION: I move to approve the annual monitoring report for the Horse Creek Ranch conservation easement for 2017.

RESULT:	APPROVED (7-0-0)
MOVER:	Evans
SECONDER:	Hall
AYES:	Scott, Welch, Evans, Hall, Inversin, Massad, Michael
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

4. STAFF UPDATES – DISCUSSION ONLY

A. DIRECTOR’S REPORT: FLOOD PROJECTS AND MITIGATION UPDATE; AND BOARD OF SUPERVISOR’S ACTION ITEMS.

(8:37:51) – Chairperson Scott introduced the item and Ms. Budge presented the agenda materials. She also clarified that FEMA projects were funded at a 75 percent rate by FEMA with 25 percent of the funding coming from local governments. There were no public comments.

B. ACTIVITIES, PROJECTS, AND GRANTS LOCATED ON OPEN SPACE PROPERTIES WITHIN THE CARSON RIVER AREA.

(8:39:00) – Chairperson Scott referenced the Staff Report and Ms. Bollinger noted that there were no additions to the report which is incorporated into the record. There were no public comments.

C. ACTIVITIES, PROJECTS, AND GRANTS THROUGHOUT OTHER AREAS MANAGED BY THE OPEN SPACE DIVISION.

(8:39:14) – Chairperson Scott introduced the item and Ms. Bollinger noted that she did not have any additions to the Staff Report submitted into the record. There were no public comments.

D. ACTIVITIES RELATED TO TRAIL PROJECTS MANAGED BY THE OPEN SPACE DIVISION.

(8:39:38) – Chairperson Scott referenced the report by Trails Coordinator Gregg Berggren which is incorporated into the record and noted that Mr. Berggren “has done a great job”. There were no public comments.

5. MEMBERS’ ANNOUNCEMENTS AND REQUESTS FOR INFORMATION.

(8:40:04) – Chairperson Scott introduced the item. Member Inversin updated the Committee on the V&T Rails-to-Trails grant received from the National Park Services, noting that a stakeholders’ meeting was planned for either the week of May 7, 2018 or the week of May 14, 2018. She also stated that the feedback has been positive. Vice Chair Welch and Members Evans and Massad noted that they would be absent from the April meeting; however, they offered to send input ahead of the meeting. There were no public comments.

6. FUTURE AGENDA ITEMS – DISCUSSION ONLY.

(8:43:20) – Chairperson Scott introduced the item and noted the two items that were tabled from this meeting.

7. PUBLIC COMMENTS

(8:43:30) – No members of the public were present to comment.

8. FOR POSSIBLE ACTION ON ADJOURNMENT

(8:43:38) – MOTION: Member Massad moved to adjourn. Chairperson Scott adjourned the meeting at 8:43 p.m.

The Minutes of the February 26, 2018 Carson City Open Space Advisory Committee meeting are so approved this 18th day of June, 2018.

BRUCE SCOTT, Chair